

**MAGNOLIA HOMEBUILDERS, LLC
GRANTOR**

TO

WARRANTY DEED

**MICHAEL D. LOFTON, ET UX
GRANTEES**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Grantor, **MAGNOLIA HOMEBUILDERS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, do hereby sell, convey and warrant unto **MICHAEL D. LOFTON AND PHYLISS J. LOFTON, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 338, Section G, Deer Creek Subdivision, in Section 6, Township 3 South, Range 7 West and Section 1, Township 3 South, Range 8 West, as shown by plat of record in Plat Book 95, Page 8, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2006 shall be prorated among the parties.

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

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WITNESS OUR SIGNATURES this 11th day of April, 2006.

MAGNOLIA HOMEBUILDERS, LLC

By: William L. Day
William L. Day, Member

By: Brian Couch
Brian Couch, Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named WILLIAM L. DAY and BRIAN COUCH, who acknowledged to me that he/she/they is/are the MEMBER(S) of the limited liability company known as MAGNOLIA HOMEBUILDERS, LLC, and that for and on behalf of said limited liability company and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she/they having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 11th day of April, 2006.

(S E A L)

My Commission expires



Sandra Cleveland
Notary Public

GRANTOR'S ADDRESS AND PHONE:
405 Golden Way
Coldwater, MS 38618
Home: None
Work: 901-461-7653

GRANTEES' ADDRESS AND PHONE:
597 Fawn Grove Trail
Hernando, MS 38632
Home: 901-490-5087
Work: 801-457-4894

PREPARED BY AND RETURN TO:
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
JAMES R. CARR, ATTORNEY
6880 COBBLESTONE BLVD, SUITE 2
SOUTHAVEN, MS 38672
PHONE: 662.892.6536 FAX: 662.890.8775

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